



**CITY OF DOVER**

## ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Thursday, February 16, 2012**  
Meeting Time: **7:00 pm**

### 1. ATTENDANCE

**Members Present:** Sam Reid (Chair), William Colbath (Vice Chair), Otis Perry, Frank Landford, Chris Prior (Alternate), Jennifer Stone (Alternate).

**Members Not Present:** Joshua Cote (Alternate), James Kelley

**Staff Present:** Timothy Corwin (Assistant City Planner), Christopher Parker (Director of Planning), Gail Pare (Recording Secretary)

The Chair called the meeting to order at 7:00 p.m.

### 2. APPROVAL OF PRIOR MINUTES OF DECEMBER 15, 2011

**Motion:** made the motion to approve the December 15, 2011 minutes. Seconded by Vote: U/A

### 3. OLD BUSINESS – N/A

### 4. NEW BUSINESS

A. \*Z 12-02 STF The Housing Partnership, One Dover Street, Tax Map 27, Lot 20, zoned RM-U, requests the following variances from the Zoning Ordinance of the City of Dover: (a) Section 170-12.A to permit the redevelopment of the existing building into a 42-unit residential apartment building where multifamily housing is not permitted in the RM-U District; (b) Section 170-15.A which requires that 100 sq. ft. of open space be provided for each bedroom of a multifamily residential structure; and (c) Section 170-12.B, to permit the height of the building to increase up to 52 ft. from the existing 50 ft. where a maximum height of 40 ft. is permitted.

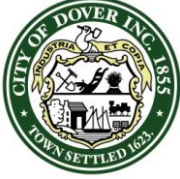
*Public Hearing Open*

B. \*Z 11-23 STF Development Corp., 39 Dover Point Road, Tax Map K, Lot 38, zoned R-12, requests a variance from Section 170-12.A of the Zoning Ordinance of the City of Dover to construct 8 townhouse residences, with shared access to the adjacent parcel, where townhouses are not a permitted uses in the R-12 District.

*Public Hearing Open*

C. \*Z 12-03 South Dover Investment Group, LLC, 37 Dover Point Road, Tax Map K, Lot 37, zoned R-12, received a variance on June 16, 2005 to develop the property into a 28 unit congregate care facility where congregate care and multifamily housing is not permitted in the R-12 District. Applicant requests a variance from Section 170-12.A of the Zoning Ordinance of the City of Dover to amend the prior variance approval to allow for 32 units, to remove the requirement for congregate care, to provide that the units on the first floor be occupied by residents age 55 or older, to remove the age restrictions for the second and third floors, and to remove the requirement that food service be provided.

*Public Hearing Open*



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**Motion:** Seconded by Vote U/A

5. **STAFF COMMENTS**

6. **OTHER BOARD BUSINESS**

7. **ADJOURN**

**Motion:** made the motion to adjourn at pm. Seconded by Vote: U/A